

APPLICANTS: JERALD & GERTRUDE SELEVAN

- (1) UNUSUAL USE and SPECIAL EXCEPTION to permit a day care center/private school.
- (2) Applicant is requesting to permit parking within 25' of an official right-of-way.
- (3) Applicant is requesting to permit a 1' wide landscape buffer on a portion of the interior side (west) property line (5' required abutting dissimilar land uses).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled, "Montessori Child Care Center," as prepared by William Friedman, Architect and dated stamped received 11/3/04 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, HAVENS SUBDIVISION, Plat book 48, Page 12.

LOCATION: 1235 N.E. 118 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.261 Acre

PRESENT ZONING: RU-2 (Two Family Residential)